

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 6, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-27850 - APPLICANT/OWNER: JIM TAKATA

THIS ITEM WAS HELD IN ABEYANCE FROM THE JULY 16, 2008 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BARLOW.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/14/08 except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscaped buffer along the north property line, where five feet is required.
4. An Exception from Title 19.10 is hereby approved, to allow zero landscaped parking fingers where one is required.
5. An Exception from Title 19.12 is hereby approved to allow zero trees along the north perimeter of the site where seven trees are required.
6. The standards for this development shall include a Minimum lot size of 6,500 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing public improvements, if any, adjacent to this site damaged during construction shall be repaired at the applicant's expense.
17. Landscape and maintain all unimproved right-of-way, if any, on 9th Street adjacent to this site.

18. Submit an Encroachment Agreement for all landscaping, if any, located in the 9th Street public right-of-way adjacent to this site prior to occupancy of this site.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a proposed 1,056 square-foot unit addition to an existing duplex located at 628 North 9th Street. This detached addition is one story and includes a total of two bedrooms and will compliment the two existing two bedroom attached units. These three units have a combination of four parking spaces located off of 9th Street and two additional spaces located off the alley. These spaces adequately meet the parking requirements for a two unit parking impaired duplex and the additional two bedroom detached unit. A Waiver has been requested to allow a zero-foot landscape buffer along the north property line, where five feet is required. As this Waiver is appropriate and as this project complies with all other applicable Title 19 requirements for an R-3 (Medium Density Residential) zoning district, staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/12/04	A Code Enforcement Case (#2763) was initiated for a tenant that jumped their power meter at 628 North 9 th Street. This case was resolved in 05/04/05.
06/12/08	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #11/ed).
<i>Related Building Permits/Business Licenses</i>	
09/13/04	A building permit was issued (#26921) for the demolition of a 25' x 25' single story house in the rear of the property. The house was to be destroyed on 03/14/06.
<i>Pre-Application Meeting</i>	
04/08/08	A pre-application meeting was held to discuss the requirements of adding an additional unit to an existing duplex.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Field Check</i>	
04/03/08	A field check was conducted and found that the subject site has an existing duplex, with no paved parking spaces. The proposed addition will add paved parking spaces for existing and proposed units.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Two Unit Apartment	MXU (Mixed Use)	R-3 (Medium Density Residential)
North	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Two Unit Apartment	MXU (Mixed Use)	R-3 (Medium Density Residential)
East	Multi-Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
West	Metro Downtown Area Command	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.040, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500	7,051 SF	Y
Min. Lot Width	N/A	50 Feet	Y
Min. Setbacks			
• Front	20 Feet	21.5 Feet	Y
• Side	5 Feet	5.0 Feet	Y
• Rear	20 Feet	22.5 Feet	Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Max. Building Height	2 stories or 35 Feet	1 Story, 14 Feet	Y

Pursuant to Title 19.12, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 parking spaces	1 Tree	Zero Trees	N*
Buffer: Min. Trees				
North	1 Trees/ 20 Linear Feet	7 Trees	Zero Trees	N**
South	1 Trees/ 20 Linear Feet	6 Trees	6 Trees	Y
West	1 Trees/ 20 Linear Feet	1 Tree	1 Tree	Y
TOTAL		15 Trees	7 Trees	N**
Min. Zone Width	5 Feet		0 Feet	N***

* An Exception has been requested to provide zero parking lot landscape fingers, where one is required.

** An Exception has been requested to provide zero trees where seven are required on the north perimeter of the site.

*** A Waiver has been requested to provide a zero-foot landscape buffer where five feet is the minimum required.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential – existing	Two 2-bedroom apartments – parking impaired	Two Bedroom Units – 1.25 spaces per unit.	3		3		Y
Multi-Family Residential – addition	One 2-bedroom apartment unit	Two Bedroom Units – 1.75 spaces per unit.	2		2		Y
Multi-Family Residential	Three Units	One guest space per six units	1		1		Y
SubTotal			6 Spaces		6 Spaces		Y

Waivers		
Request	Requirement	Staff Recommendation
To allow a zero-foot landscaping buffer on the north property line.	A five-foot landscaped buffer	Approval

Exception		
Request	Requirement	Staff Recommendation
To allow a zero landscape parking fingers	1 Tree/ 6 spaces	Approval
To allow a zero trees along the north perimeter of the site	Seven Trees	Approval

ANALYSIS

- **Zoning**

The subject property is within the R-3 (Medium Density Residential) zoning district. The purpose of this zoning district is for the development of a variety of multi-family units such as duplexes, townhouses and medium density residential. The R-3 (Medium Density Residential) zoning district is consistent with the MXU (Mixed Use) General Plan Designation. The proposed development of a one unit detached addition to an existing duplex is consistent with Title 19 and the General Plan.

- **Site Plan**

This site plan proposes a 1,056 square-foot detached unit to an exiting duplex development, making this development a total of three units. The required setbacks are satisfied with this proposal, including a 20-foot front yard setback, a five-foot side yard setback and a 22.5-foot rear yard setback. This site plan is consistent with all but landscaping requirements of Title 19 and is consistent with the surrounding residential properties.

- **Elevations**

The elevations and materials are consistent with the neighborhood, which is a mixture of multi-family residences. The east elevation shows a one unit detached addition with a shingled tile roof, a front door entrance, two windows and a design that is to match the existing duplex. The west elevation is very similar, but has an additional small window. The north and south elevations are very similar and have the same uniform design that is found throughout this project.

- **Floor Plan**

The floor plan depicts a two-bedroom unit with a kitchen, living room, bathroom and two walk-in closets. The living room is approximately 284 square feet, and is the first room seen after entering the building. The living room attaches to a hallway leading to the bedrooms and a 188 square-foot kitchen. The hallway is used to access two bedrooms, as well as the bathroom. The first bedroom is 155 square feet, with an additional 30 square-foot for a walk-in closet. The second bedroom is 165 square feet, with an additional 40 square-foot walk-in closet. This unit has a total of 1,056 square feet of livable area.

- **Landscaping**

The proposed design adequately addresses Title 19.12 landscape buffer requirements along the south property line, providing six trees where six are required. A Waiver has been requested for a zero-foot landscaping buffer along the north property line due to the adjacent property being ten feet away. This request is appropriate; therefore, staff recommends approval of this request. An Exception to provide zero parking lot landscape fingers where one is required has been requested. As this lot is 50 feet wide, providing these landscaping fingers would negate the ability for this development to satisfy parking standards. As this request is appropriate, staff recommends approval.

FINDINGS

The following findings must be made for an SDR:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The proposed residential development is compatible with existing adjacent development and development in the surrounding residential area.

2. **“The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;”**

The proposed site plan conforms to the General Plan designation and conforms to the majority of Title 19 requirements except those mentioned in the landscape portion of this report. A Waiver has been requested for a zero-foot landscaping buffer along the north property line due to the adjacent property being ten feet away. An Exception to provide zero parking lot landscape fingers where one is required has been requested. As this lot is 50 feet wide, providing these landscaping fingers would negate the ability for this development to satisfy parking standards. As both of these requests are appropriate, staff recommends approval.

3. “Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”

The subject site is accessed through 9th Street, a 75-foot local road, Wilson Avenue, a 70-foot local street and Bonanza Road, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. These streets are more than adequate for the proposed one unit addition and will not negatively impact adjacent roadways or neighborhood traffic.

4. “Building and landscape materials are appropriate for the area and for the City;”

The proposed building and landscape materials are appropriate as the proposed building materials and landscape are often utilized in the City of Las Vegas.

5. “Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”

The building elevations indicate a well designed building exterior that creates an orderly and aesthetically pleasing environment and to be harmonious and compatible with development in the area.

6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

NOTICES MAILED 184 by Planning Department

<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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